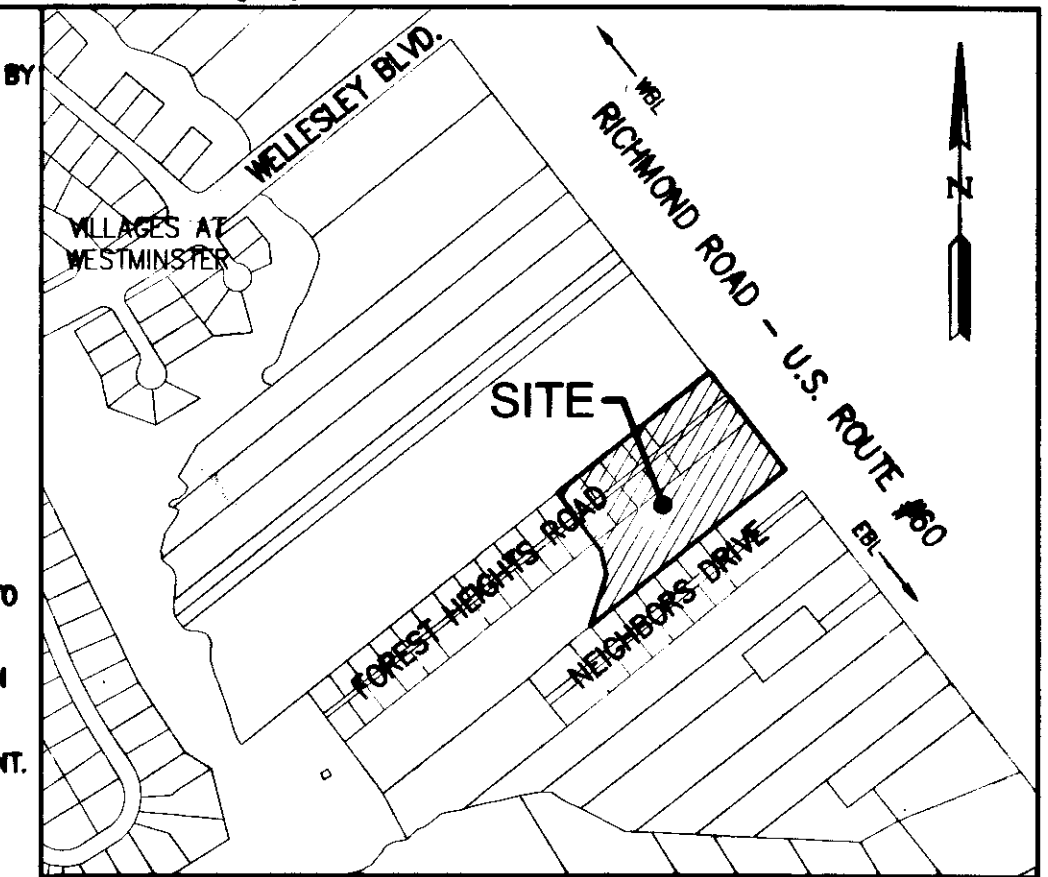


140013117



LOCATION MAP: SCALE 1" = 500'

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

Thomas C. Sublett 5/15/2014
THOMAS C. SUBLETT, L.S. #01886 DATE

- REM 2** CERTIFICATION OF SOURCE OF TITLE: #101 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220100083
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA AND WAS ACQUIRED FROM KYONG McFADDEN BY DEED DATED JULY 20, 2011 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. #110015548.
- REM 2** CERTIFICATION OF SOURCE OF TITLE: #113 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400002
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA AND WAS ACQUIRED FROM ELAINE M. & MICHAEL A. CHRISTIAN BY DEED DATED AUGUST 14, 2012 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. #120017111.
- 5** CERTIFICATION OF SOURCE OF TITLE: #116 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400004
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA AND WAS ACQUIRED FROM SHIRLEY L. BAKER, BY DEED DATED JULY 25, 2012 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. #120015551.
- REM 1** CERTIFICATION OF SOURCE OF TITLE: #119 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400008
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES CITY COUNTY AND WAS ACQUIRED FROM CLARA M. WASHINGTON BY DEED DATED MARCH 22, 2011 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. # 110007212.

ROW CERTIFICATION OF SOURCE OF TITLE: #120 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400005
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA AND WAS ACQUIRED FROM GIL G. GILLEY BY DEED DATED NOVEMBER 27, 2010 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. # 120025879 AND RECORDED DECEMBER 14, 2012.

REM 1 CERTIFICATION OF SOURCE OF TITLE: #125 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400007
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA AND WAS ACQUIRED FROM LEROY ASHLOCK BY INSTRUMENT DATED DECEMBER 5, 2012 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. # 130002938 RECORDED JANUARY 30, 2013.

ROW CERTIFICATION OF SOURCE OF TITLE: #161 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400028
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF JAMES CITY COUNTY AND WAS ACQUIRED FROM JOHN T. AND JASON S. ROBINS BY DEED DATED APRIL 26, 2011 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. # 110009838.

- 3** CERTIFICATION OF SOURCE OF TITLE: #8001 RICHMOND ROAD, JCC PARCEL ID: #3220100085
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF COUNTY OF JAMES CITY, VIRGINIA AND WAS ACQUIRED FROM E.K. PROPERTIES, LLC BY DEED DATED NOVEMBER 22, 2010 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. # 100025393 PLUS REMNANT PORTION OF PROPERTY PER BOUNDARY LINE ADJUSTMENT AND SUBDIVISION OF LOTS 1 & 2 RECORDED AS INSTRUMENT #120004713.

OWNER'S CONSENT AND DEDICATION: #101, 113, 116, 119, 120, 125, 161 FOREST HEIGHTS ROAD AND 8001 RICHMOND ROAD.
THE BOUNDARY LINE EXTINGUISHMENT, SUBDIVISION OF LOTS 3 - 9 AND RIGHT-OF-WAY DEDICATION OF LAND SHOWN ON THIS PLAT SHOWN AS PHASE 1 OF FOREST HEIGHTS NEIGHBORHOOD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.
W. Earl Potts 6/27/2014
COUNTY OF JAMES CITY, VIRGINIA DATE
M. DOUGLAS POWELL 6/27/14
PRINTED NAME: TITLE: DATE

CERTIFICATE OF NOTARIZATION: #101, 113, 116, 119, 120, 125, 161 FOREST HEIGHTS ROAD AND 8001 RICHMOND ROAD.
STATE OF VIRGINIA, CITY/COUNTY OF JAMES CITY
TO-WIT:
L. ANNA ECKHARDT A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 27TH DAY OF JUNE, 2014.
MY COMMISSION EXPIRES OCTOBER 31, 2017
Anna Eckhardt
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 7566372

2 Large/Small Plat(s) Recorded
herewith as # 140013117

REM = REMAINDER
ROW = RIGHT-OF-WAY

- GENERAL NOTES:**
- PROPERTY IS ZONED MU - MIXED USE WITH PROFFERS. FOR PROFFERS AND MASTER PLAN REQUIREMENTS, REFER TO JCC CASE NO. Z-001-2011 APPROVED BY THE BOARD OF SUPERVISORS ON DECEMBER 13, 2011.
 - PROPERTIES SHOWN HEREON ARE ALL OF OR A PORTION OF JCC ASSESSOR'S PARCEL ID NUMBERS AS LISTED ON THIS SHEET.
 - ALL LOTS ARE SERVED BY PUBLIC WATER AND SEWER.
 - ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SEC. 10-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 - NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - THESE PROPERTIES LIE IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. MAP #S1085C0130C, EFFECTIVE DATE 9/28/07.
 - EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT FROM ANY CAUSE.
 - WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
 - NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
 - DRAINAGE EASEMENTS DENOTED ON THIS PLAN ARE TO BE CONVEYED TO JAMES CITY COUNTY.
 - RIGHT OF WAY IS BEING DEDICATED TO JAMES CITY COUNTY, VIRGINIA FOR PUBLIC USE.
 - A TEMPORARY CONSTRUCTION EASEMENT FOR CONSTRUCTION OF THE FOREST HEIGHTS ROAD IMPROVEMENT PROJECT IS HEREBY GRANTED TO JAMES CITY COUNTY, VIRGINIA OVER THE ENTIRETY OF PROPERTIES SUBJECT TO THIS PLAT.
 - THIS PLAT REPRESENTS AN ACTUAL FIELD BOUNDARY SURVEY. PROPERTY LINES AS SHOWN ARE BASED ON RECORD AND OTHER AVAILABLE INFORMATION; THERE MAY BE EASEMENTS, COVENANTS AND/OR RESTRICTIONS WHICH MAY AFFECT THESE PROPERTIES.
 - VDOT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY STORM WATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF STATE MAINTENANCE RIGHT OF WAY LIMITS AND SHALL BE ABSOLVED FROM ALL RESPONSIBILITIES, DAMAGES, AND LIABILITIES AS A RESULT OF SUCH.

9 CERTIFICATION OF SOURCE OF TITLE: #124 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400008
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF HAZEL TAYLOR & MORRIS E. TAYLOR AND WAS ACQUIRED FROM ETHEL G. TAYLOR BY DEED DATED OCTOBER 14, 2005 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. #050025179.

OWNER'S CONSENT AND DEDICATION: #124 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400008
THE BOUNDARY LINE EXTINGUISHMENT, SUBDIVISION OF LOTS 3 - 9 AND RIGHT-OF-WAY DEDICATION OF LAND SHOWN ON THIS PLAT SHOWN AS PHASE 1 OF FOREST HEIGHTS NEIGHBORHOOD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.
Hazel Taylor 6-26-14
HAZEL TAYLOR DATE
Morris E. Taylor 6/26/14
MORRIS E. TAYLOR DATE

CERTIFICATE OF NOTARIZATION: #124 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400008
STATE OF Virginia, CITY/COUNTY OF James City
TO-WIT:
Marion Otey Paine A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 26TH DAY OF June, 2014.
MY COMMISSION EXPIRES 7-31-16
Marion Otey Paine
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 150701

CERTIFICATE OF APPROVAL
Charles Collett 6/30/14
VDOT DATE

CERTIFICATE OF APPROVAL
THIS BOUNDARY LINE EXTINGUISHMENT AND SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Christy Adams 6/30/14
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

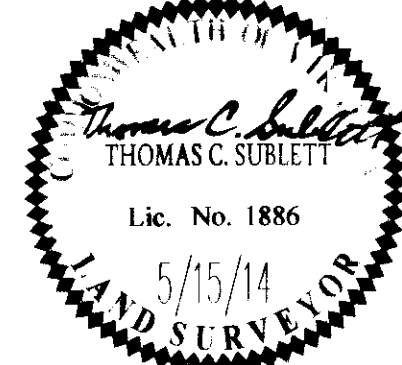
4 CERTIFICATION OF SOURCE OF TITLE: #112 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400001
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF STATEWIDE, INC. AND WAS ACQUIRED FROM IMPROVED HOMES, LLC BY DEED DATED MARCH 3, 2005 AND DULY RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY AS INSTRUMENT NO. #050004669.

OWNER'S CONSENT AND DEDICATION: #112 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400001
THE BOUNDARY LINE EXTINGUISHMENT, SUBDIVISION OF LOTS 3 - 9 AND RIGHT-OF-WAY DEDICATION OF LAND SHOWN ON THIS PLAT SHOWN AS PHASE 1 OF FOREST HEIGHTS NEIGHBORHOOD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES.
Donald Carrithers 6-19-14
STATEWIDE INC., A VIRGINIA CORPORATION DATE
DONALD CARRITHERS President 6-19-14
PRINTED NAME: TITLE: DATE

CERTIFICATE OF NOTARIZATION: #112 FOREST HEIGHTS ROAD, JCC PARCEL ID: #3220400001
STATE OF Virginia, CITY/COUNTY OF Newport News
TO-WIT:
Marion Otey Paine A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 15TH DAY OF June, 2014.
MY COMMISSION EXPIRES July 31, 2016
Marion Otey Paine
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 150701

CERTIFICATE OF APPROVAL
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 19TH DAY OF August, 2014
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS @ 10:10 AM/PM
INSTRUMENT # 140013117
TESTE: *Betsy B. Woolridge* DC
BETSY B. WOOLRIDGE, CLERK

Rev	Date	Description	Revised By



INES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.inesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF BOUNDARY LINE EXTINGUISHMENT AND SUBDIVISION
LOTS 3 - 9 AND RIGHT-OF-WAY DEDICATION FOR
PHASE 1 OF
FOREST HEIGHTS NEIGHBORHOOD
PREPARED FOR:
JAMES CITY COUNTY HOUSING & COMMUNITY DEVELOPMENT
POWhatan District JAMES CITY COUNTY VIRGINIA

Project Contacts: ABS / TCS	
Project Number: W10118-E-03	
Scale:	Date:
NOTED	05-15-2014
Sheet Number	
1 of 2	

AREA TABULATION

	S.F.	AC.
AREA OF RESIDENTIAL LOTS (3-9)	55,572	1.276
AREA OF RIGHT-OF-WAY (NEW)	34,556	0.793
AREA OF REMAINDER 1	8,234	0.189
AREA OF REMAINDER 2	16,862	0.387
AREA OF COMMON AREA #1 (CA-1)	26,440	0.607
TOTAL AREA SUBDIVIDED	141,664	3.252

LINE TABLE

LINE	BEARING	LENGTH
L1	N51°33'52"E	2.60'
L2	N38°09'09"W	1.33'
L3	N51°50'51"E	16.88'
L4	N65°25'11"E	33.15'
L5	S67°34'32"W	26.01'
L6	S51°33'52"W	2.85'

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	27°07'48"	179.50'	84.99'	43.31'	84.20'	N65°07'45"E
C2	27°20'16"	120.50'	57.49'	29.31'	56.95'	N65°01'32"E
C3	16°17'49"	120.50'	34.27'	17.25'	34.16'	N35°08'54"E
C4	5°29'54"	229.50'	22.02'	11.02'	22.01'	N29°44'56"E
C5	20°59'47"	229.50'	84.10'	42.53'	83.63'	N42°59'47"E
C6	7°20'24"	225.00'	28.82'	14.43'	28.80'	N65°27'10"E
C7	17°33'31"	175.00'	53.63'	27.03'	53.42'	N60°20'37"E
C8	17°33'31"	225.00'	68.95'	34.75'	68.68'	S60°20'37"W
C9	7°20'24"	175.00'	22.42'	11.22'	22.40'	S65°27'10"W
C10	26°42'36"	179.50'	83.68'	42.61'	82.92'	S40°08'28"W
C11	23°48'09"	170.50'	70.83'	35.93'	70.32'	S39°07'40"W
C12	76°52'02"	25.00'	33.54'	19.84'	31.08'	S12°35'46"W
C13	12°55'39"	199.50'	45.01'	22.60'	44.92'	S19°22'22"E
C14	8°16'11"	199.50'	28.79'	14.42'	28.77'	S8°46'27"E
C15	19°59'41"	199.50'	69.62'	35.17'	69.27'	S5°21'29"W
C16	2°05'28"	199.50'	7.28'	3.64'	7.28'	S16°24'04"W
C17	26°33'11"	135.50'	62.80'	31.97'	62.24'	S4°10'13"W
C18	5°39'46"	135.50'	13.39'	6.70'	13.39'	S11°56'15"E
C19	36°13'05"	185.50'	117.26'	60.66'	115.32'	N3°17'01"W
C20	2°37'16"	185.50'	8.49'	4.24'	8.49'	N16°08'10"E
C21	44°29'12"	149.50'	116.08'	61.14'	113.18'	N4°47'48"W
C22	77°56'55"	25.00'	34.01'	20.23'	31.45'	N66°00'52"W
C23	23°26'49"	129.50'	53.00'	26.87'	52.63'	S63°17'16"W
C24	26°29'40"	229.50'	106.12'	54.03'	105.18'	N40°14'50"E
C25	43°16'59"	199.50'	150.71'	79.16'	147.15'	S4°11'42"E
C26	32°12'57"	135.50'	76.19'	39.13'	75.19'	S1°20'20"W
C27	38°50'22"	185.50'	125.75'	65.40'	123.35'	N1°58'22"W

